| 128.0 | 0002 | 0016.0 | 1 of 1 | Residential | | Total Card / | Total Parcel |
|---|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 751,300 / | 751,300 |
| | | | | | USE VALUE: | 751,300 / | 751,300 |
| | | | | | ASSESSED: | 751,300 / | 751,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 55 | | MENOTOMY RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | | |
|---|---|---|
| Owner 1: | ADACHI SAIKO | |
| Owner 2: | ADACHI YUICHIRO | |
| Owner 3: | | |
| Street 1: | 55 MENOTOMY RD | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02476 | Type: |

Own Occ: Y

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | STARK BRIAN T & JULIA A - |
| Owner 2: | - |
| Street 1: | 55 MENOTOMY RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA |
| Postal: | 02476 |

Cntry:

## NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1451 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5605.000 | 280,800 | | 470,500 | 751,300 |
| Total Card | 0.129 | 280,800 | | 470,500 | 751,300 |
| Total Parcel | 0.129 | 280,800 | | 470,500 | 751,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.78 | /Parcel: 517.78

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| User Acct | 82831 |
|---|---|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/10/18 |

!10004!

## PREVIOUS ASSESSMENT

Parcel ID: 128.0-0002-0016.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 280,800 | 0 | 5,605. | 470,500 | 751,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 272,600 | 0 | 5,605. | 470,500 | 743,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 272,600 | 0 | 5,605. | 470,500 | 743,100 | 743,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 219,100 | 0 | 5,605. | 441,100 | 660,200 | 660,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 219,100 | 0 | 5,605. | 364,700 | 583,800 | 583,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 219,100 | 0 | 5,605. | 335,200 | 554,300 | 554,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 219,100 | 0 | 5,605. | 305,800 | 524,900 | 524,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 206,900 | 0 | 5,605. | 300,000 | 506,900 | 506,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 09:56:15 |

## LAST REV

| Date | Time |
|---|---|
| 10/25/18 | 10:06:17 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10004

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| STARK BRIAN T & | 1524-100 | | 3/30/2018 | | 756,000 | No | No | | |
| MATTALIANO JOSE | 1420-105 | | 7/31/2012 | | 532,900 | No | No | | |
| MATTALIANO JOSE | 1247-100 | | 1/23/2006 | Family | 1 | No | No | | |
| MATTALIANO JOSE | 1247-100 | | 1/24/2002 | Family | 1 | No | No | | |
| MATTALIANO JOSE | 1169-161 | | 4/4/1997 | Family | 99 | No | No | | F |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/15/2004 | 23 | Redo Bas | 9,000 | C | | G6 | GR FY06 | FIN STORAGE |
| 8/7/1998 | 529 | Redo Bat | 5,000 | | | | | REMODEL BATH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/10/2018 | Inspected | CC | Chris C |
| 4/24/2018 | MEAS&NOTICE | CC | Chris C |
| 11/10/2008 | Meas/Inspect | 163 | PATRIOT |
| 1/19/2005 | Permit Visit | BR | B Rossignol |
| 1/6/2000 | Inspected | 276 | PATRIOT |
| 12/16/1999 | Mailer Sent | | |
| 12/1/1999 | Measured | 243 | PATRIOT |
| 1/1/1982 | | KM | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 82831 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5605 | | Sq. Ft. | Site | | 0 | 80. | 1.05 | 9 | | | | | | | | | 470,520 | | | | | | 470,500 | |

| Total AC/HA: | 0.12867 | Total SF/SM: | 5605 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 470,520 | Spl Credit | | Total: | 470,500 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.97272485 |
| Adj $ / SQ: | 177.279 |
| Other Features: | 78800 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 381513 |
| Depreciation: | 100719 |
| Depreciated Total: | 280794 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

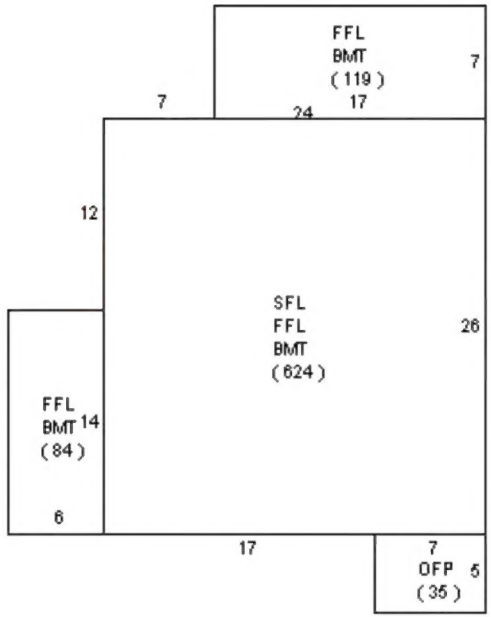
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 1998 |
| Baths: | 1998 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 177.28 |
| Special Features: | 0 | Val/Su Net: | 121.40 |
| Final Total: | 280800 | Val/Su SzAd | 193.52 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 827 | 53.180 | 43,983 |
| FFL | First Floor | 827 | 177.280 | 146,610 |
| SFL | Second Floor | 624 | 177.280 | 110,622 |
| OFP | Open Porch | 35 | 42.800 | 1,498 |

| Net Sketched Area: | 2,313 | Total: | 302,713 |
|---|---|---|---|
| Size Ad | 1451 | Gross Area | 2313 | FinArea | 1451 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

128.0-0002-0016.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1926 | 0.00 | T | 40 | 101 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc